

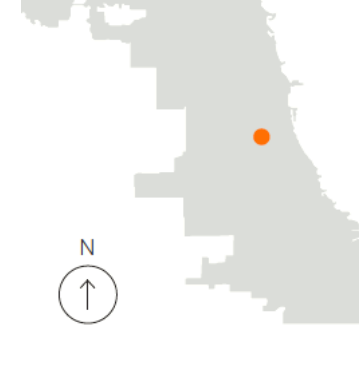
OAK BROOK: A WOODED CAMPUS
WITH TWO LAKES

Download Full PDF

Nestled in a wooded setting adjacent to Salt Creek, this suburban headquarters campus in business-friendly Oak Brook is ready for Amazon's use and creative vision. McDonald's headquarters for more than 40 years, the site is reached by its own private entrance and includes four existing buildings: an international headquarters building, a Prairie-style headquarters office building, a training center with its own laboratory and kitchen area, and a Hyatt managed hotel. Two picturesque lakes, Lake Fred and Lake Ed, complete the serene natural environment on campus, offering places for relaxation and inspiration for Amazon's employees. The campus is also adjacent to 200 acres of open green space, two golf courses, Park District land, and soccer fields. The site is located minutes from Interstate-88 with easy access to downtown Chicago. Two international airports are less than 30 minutes away and two Metra rail stations are within 5 miles of the campus. Low taxes, access to both suburban and urban workforce, exceptional amenities, and a green and safe community are just some of the reasons why many other businesses are headquartered in Oak Brook.



Click to enlarge



Oak Brook

Major Institutions

ITT Technical Institute
Oakbrook Center
Lewis University

Open Space

Oak Brook Park
District
Village of Oak
Brook Sports
Core

Transportation / Connectivity

Time to Airport From
Downtown

Train : 50 Min

Time to Airport From
Oak Brook

Car : 30 Min

Time to Downtown from
Oak Brook

Train : 45 Min
Car : 26 Min

Pop. within 45 minutes of commute

7+ Million



Key Development Data

Former Use

McDonald's Campus

Current
Use

Office
and
Hospitality

Land Area

145 acres Total

Development Capacity

1.4 million square feet,
up to 8 million with
zoning change

Proposed Role/Mix of Use

Office

Retail

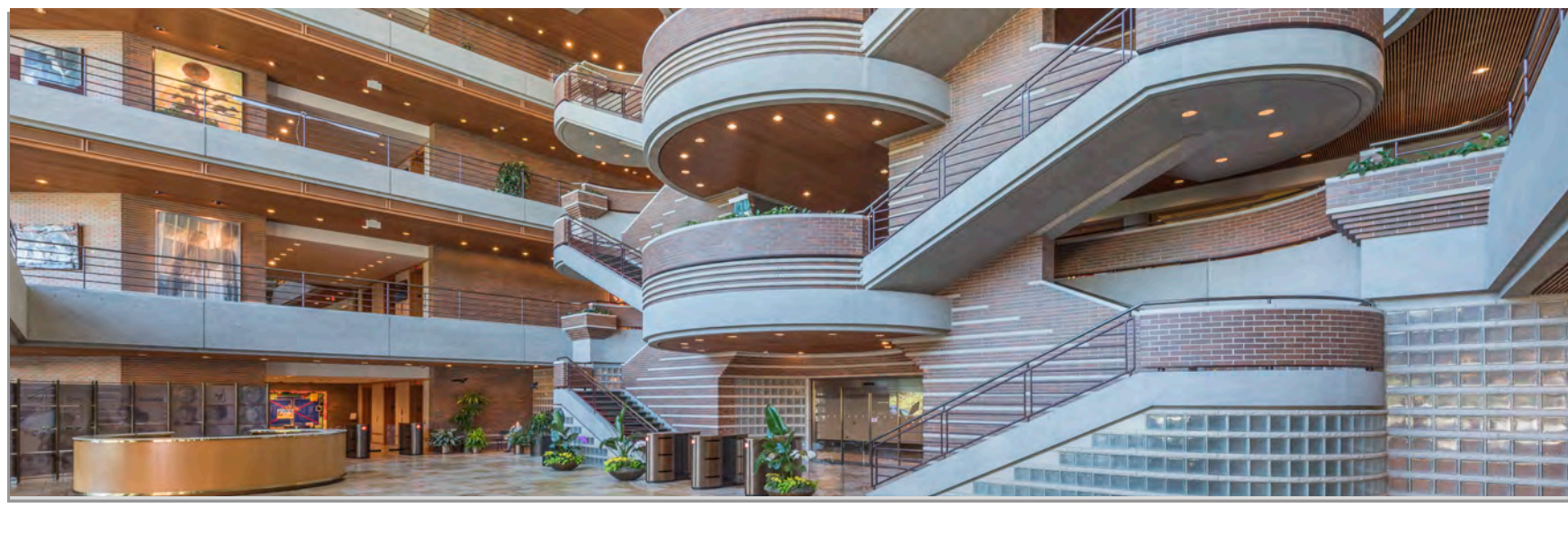
Hospitality



Click to enlarge

Site Vision 2027

In 2027, the Amazon campus in Oak Brook is a small city humming with life and creative energy. An expanded headquarters building is encircled by trendy retail and restaurants on campus. Amazon employees can be seen on campus during weekends, as they come to enjoy the lakes, bring their dogs to the on-campus dog park, or to bike, run or jog along the two-way multi-purpose lanes around the site. A Metra line has been extended to provide quick and easy access to Chicago. I-294's expansion with an additional transit lane and an additional S/B exit on York Rd. and W/B entrance to I-88 leads to an easier commute. Many Amazon families have settled in beautiful homes on large lots in Oak Brook and their children go to the best schools in the state. In 2027, Amazon could have its own Polo team competing in Oak Brook's Polo Championship.



Click to enlarge

Core Amazon Workplace Concept

Designed by world renowned architect Dirk Lonan, the LEED Platinum certified headquarter building offers modern and environmentally friendly features that Amazon employees will appreciate. Their new workplace features exceptional views of the surrounding natural environment and penetrating light wells and floor to ceiling windows allowing for abundance of natural light to radiate the interior. Designed with plenty of open spaces that inspire collaboration and impromptu meetings and is adjacent to 20 acres of woodlands, as well as pools, tennis courts, polo grounds, soccer fields, an elegant clubhouse and golf courses, this unique on experiences workplace will help attract local and regional talent. Oak Brook's exceptional geographic location and easy access have already allowed for employee recruitment from multiple suburban markets and from the diverse workforce based in the city of Chicago. A highly-educated workforce is readily available in Oak Brook and DuPage County. 64.5% of Oak Brook residents have Bachelor's degree or higher and 96.7% have high school degree or higher and in DuPage County 47.2% have Bachelor's degree or higher and 92% have high school degree or higher. Existing partnership with local educational institutions like College of DuPage, Lewis University, Olivet Nazarene University and others will ensure no shortage of talent.



Click to enlarge

+ Read More

Neighborhood Concept

The Village encompasses about nine square miles, and successfully combines and balances the charm of small town living in one of more than two dozen neighborhoods, with the cultural, recreational, and commercial amenities found in a large metropolitan area. Top schools, beautiful residential neighborhoods, and rich cultural and historical attractions make Oak Brook an attractive community in which to work, play and live. Residents enjoy excellent quality of life, low taxes (do not pay municipal property taxes), convenient location, and the best rated schools.

Oak Brook offers a variety of upper-end housing options making the area attractive to executive and professional staff. The median value of owner-occupied housing units for 2011-2015 in Oak Brook is \$800,500 (US Census Report, 2015). Many of the properties have very large lots and are located in a natural environment. A unique feature of this small Village is the contiguous access to thousands of lower cost apartments and a range of other affordable housing alternatives in immediately surrounding communities like Westmont, Elmhurst, Villa Park and Hinsdale. Within a 5 miles drive or bus ride in any direction from the proposed site, there are various housing options that include condos, apartments and affordable housing. New multi-family housing along 22nd Street have been proposed and would be available for 2027. Oak Brook is also a very safe community with violent crime rate lower than the national average by more than 90%.



Click to enlarge

+ Read More

Connectivity Concept

The founders of Oak Brook developed the community with a goal to achieve a balance between the commercial and residential areas. The Village's three segments; residential, office and retail, and recreation and culture are all inter-connected by the Village Bikeway.

Many of the natural attractions or historical places of interest like Graue Mill or the historic Drake hotel could be reached by a pleasant walk or a bike ride. Several transit stops are located along Rt. 83 and 22nd Street. Both I-88 and I-294 intersect Oak Brook and two Metra stations are within 5 miles away.

Place Concept

The Village of Oak Brook offers an astonishing mix of vibrant retail, modern hotels, and an array of fine dining options. The retail, hotels, and restaurants contribute to the thriving local economy, keep taxes and operational costs low for Oak Brook's corporate residents, and makes doing business here pleasurable. Most major hotel chains are represented in the Village, while more than 60 restaurants are within walking distance of the proposed headquarters campus and include renowned steakhouses and seafood restaurants, popular Italian and French dining, and a full assortment of trendy lunch spots. Among the many amenities in Oak Brook, the Oakbrook Center is perhaps one of the most popular. Oakbrook Center is the largest open air mall within the contiguous United States, with more than 2 million square-feet of retail space. This open-air center hosts more than 20 million visitors annually. A retailer mix of 160 upscale specialty shops includes top merchants, fine dining restaurants, and the new 12-screen luxury AMC/Imax state-of-the-art theater, all surrounded by gardens filled with flowers, fountains, trees and ponds. This open-air center has turned into a unique downtown area for Oak Brook and hosts biannual fine art exhibitions, as well as concerts, and outdoor movies. Adding to the exciting events in the area, each year Oak Brook hosts a Polo Championship that attracts international teams from all over the world. One of the oldest polo clubs in the nation, the Oak Brook Polo team, just celebrated its 95th season in 2017.



Utilities / Communication

The Oak Brook area is rich in fiber. The Village has worked with several utilities to bring fiber connectivity to these specific sites. Fiber is routed along the parkway on each site location for connectivity and is on site at the main McDonald's campus location. All major cellular carriers, Verizon, AT&T, T-Mobile and Sprint are located within the Village. The Village is installing a new cell tower within the year, on their municipal campus, to accommodate enhanced coverage for residential and business use. The sites highlighted in the proposal are serviced by Commonwealth Edison and NICOR to deliver whatever service is required to the site presently and has the capability for further expansion for additional buildings.

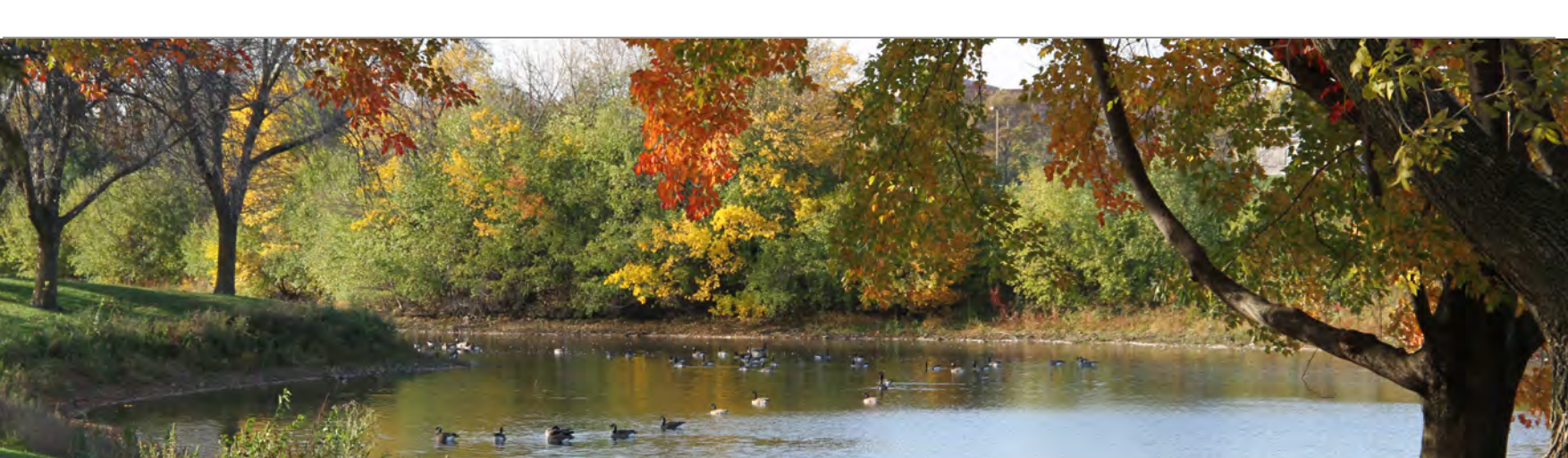
+ Read More



Click to enlarge

Sustainability Concept

The McDonald's Headquarters building is LEED Platinum Certified. The Village of Oak Brook is a proponent of Leadership in Energy and Design (LEED) and sustainability practices to create healthy, highly efficient and energy saving green buildings and sites within its community. The Village's Building Staff are certified in the subject matter of energy conservation.



Click to enlarge

of open green space.

+ Read More



Click to enlarge

Amazon Oak Brook – Day One

The current site consists of over 700,000 SQ FT and provides multiple options to meet Amazon's Day 1 requirements. Both the headquarters building and the training center are move-in ready and would allow Amazon's employees to start right away in their new location in Oak Brook saving Amazon time and resources. The training center with its own test kitchen areas and a covered passageway to the Hyatt hotel on campus offers Amazon's employees and visitors a potential place to work, eat, play, and stay. The on-campus Hyatt hotel of 238,000 SF offers exceptional amenities. Amazon's neighbors will include Ace Hardware, Elkay Manufacturing, Federal Signal, Hub Group, Chamberlain Group, and Inland Real Estate Group, which are all headquartered in Oak Brook with others like Graycor, BCS Financial, The Join Commission and Ferrara Candy Company in the adjacent community of Oakbrook Terrace.

Day One, Phase 1

In addition to the McDonald's owned soccer fields (35 acres) across from the campus, the Village of Oak Brook is open to pursuing the exchange of 459,013 sq. ft., approximately 10.5 acres of land adjacent to the McDonald's campus where the Village's Butler Government Center resides in return for assistance to fund construction of a new Village Government Center either within Amazon's new campus or on other property that belongs to the Village. The total land available is presently made up of two property owners and totals just over 6.28 million square feet. By 2027, the Village will work within statutory guidelines to achieve additional site acreage to accommodate Amazon's 8 million square feet requirements.

Land Area	Existing Buildings
145 acres	Campus Office Building Hamburger University The Lodge McDonald's International HQ

Available Floor Space
700,000 SQ FT Immediately

Existing Building Amenities	
Parking Spaces	Domestic Sewage
Domestic Water	Natural Gas
Electricity	

Development Capacity
8 Million SQ FT

Proposed Role/Mix of Uses	
Office	Mixed Use
Retail	
Hotel	

Earliest Occupancy Date
2018

Developer Capacity

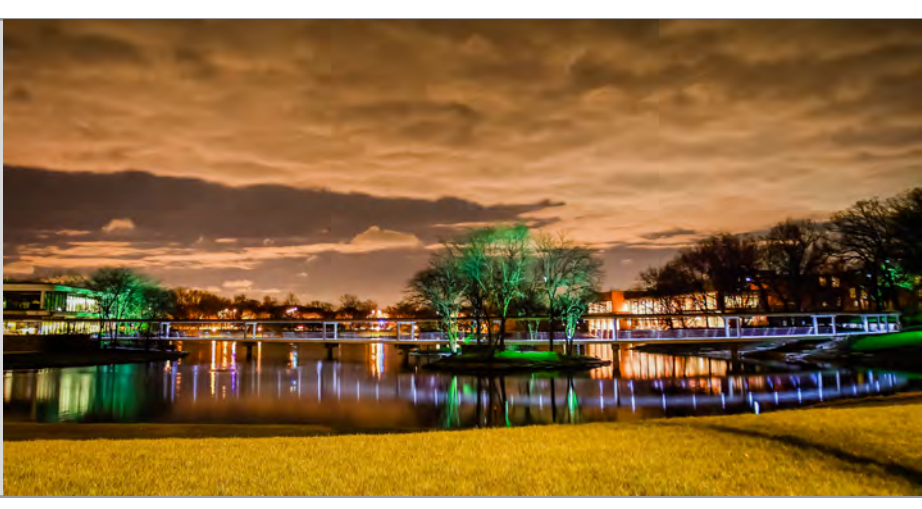
F&T SWS V? 16a SV?e?al Xed S&fai ad[] Yi [E2.3. Sla 'yVMMb_WfAW faUa d&fUZW C faF&ZM&WPS[a'z



Click to enlarge



Click to enlarge



Click to enlarge



Click to enlarge



Click to enlarge



Click to enlarge